CAMDEN, NJ

SUSTAINABLE NEIGHBORHOOD ASSESSMENT

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AGORA GROUP

GLOBAL GREEN USA®

U.S. GREEN BUILDING COUNCIL USGBC®

SUSTAINABLE NEIGHBORHOOD ASSESSMENT USING LEED-ND

Through the Sustainable Neighborhood Assessment Tool developed by Global Green USA, public officials and local government staff are using the LEED for Neighborhood Development (LEED-ND) rating system to determine ways for future development in their communities to achieve high levels of environmental, economic, and social sustainability. LEED-ND integrates the principles of smart growth, walkable urbanism and green building into the first national rating system for neighborhood design. In Camden, Global Green used the tool as a means to evaluate existing conditions and plans for the Centerville neighborhood, in order to identify opportunities to augment current revitalization efforts and develop recommendations to increase the neighborhood's overall level of sustainability.

ENVIRONMENTAL PROTECTION AGENCY

Technical Assistance provided by Global Green USA with the US Green Building Council to the City of Camden was made possible through funding from the US EPA's Office of Sustainable Communities Building Blocks for Sustainable Communities Grant Program.

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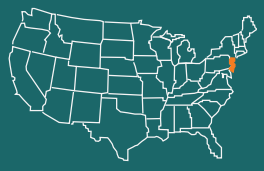
Centerville Neighborhood

NEIGHBORHOOD LOCATION

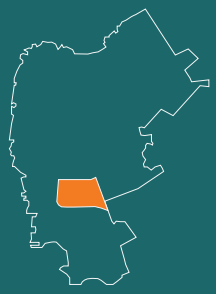
NEW JERSEY



CAMDEN COUNTY

CITY OF CAMDEN

CENTERVILLE NEIGHBORHOOD



SUSTAINABLE NEIGHBORHOOD ASSESSMENT PROCESS

The goal of the sustainable neighborhood assessment process is to identify topical and physical focus areas where policy or planning changes will promote sustainable urban development over the short and long term. To define these focus areas, Global Green USA and its team members utilize the Sustainable Neighborhood Assessment Tool, which is based on the LEED for Neighborhood Development (ND) criteria and checklist.

Prior to visiting the target neighborhood, the team conducts a thorough baseline review of existing planning documents, code requirements, and the stated city and stakeholder priorities for the neighborhood. An initial assessment is completed, with the credits in each of the three LEED-ND categories (Smart Location & Linkages, Neighborhood Pattern & Design, and Green Infrastructure & Building) marked as "achieved", "not achieved," "unknown," or "not applicable." Each credit is further ranked for the degree that it correlates to regional or local policy priorities, regulatory support, technical feasibility, market support, and stakeholder input. The checklist for the Centerville neighborhood is provided on pages 13 -15.

This initial assessment serves as the point of departure for the Global Green team's three-day site visit and evaluation. During the visit, the team walks each block of the target neighborhood, photographs examples of positive qualities and areas for improvement, and conducts a series of meetings with targeted stakeholders, city staff, and representatives of relevant public agencies. Throughout the process, the preliminary checklist is edited and refined to incorporate the team's visual observations and contextual issues raised by stakeholders. The initial findings of the evaluation are grouped into broad categories noted on the next page in the grey box. These categories are presented and discussed at a community workshop. The dialogue and suggestions which emerge during the community workshop are incorporated into the final version of the checklist and this report.

The assessment process then enables the team to identify a series of recommendations to augment and increase the neighborhood's sustainability. The sustainability performance metrics are derived from the LEED-ND standards and serve as the technical foundation for the team's specific policy and planning recommendations. The intention of the recommendations is to suggest policy, planning, and development changes that will promote the sustainable future growth of the Centerville neighborhood. Formal LEED-ND certification was also discussed for a smaller segment of the neighborhood which could spur additional investment in the future.

The Global Green team's recommendations for the Centerville neighborhood are organized into four topic areas. Some recommendations could be implemented fairly quickly, while others will require long-term dedication and collaboration among public agencies and with private-sector partners. Following these recommendations will, in time, enable the neighborhood to look, feel, and perform as a sustainable neighborhood.

NEIGHBORHOOD BACKGROUND

The Centerville neighborhood is located on the southern edge of the City of Camden. The neighborhood is adjacent to an active commercial corridor- Mt. Ephraim Avenue- and the Whitman Park neighborhood to the east and Liberty Park to the north,. Historically, the area was used for agricultural purposes prior to being subdivided into the current block pattern. The surrounding neighborhoods have a regular street grid ideal for walking and biking. Within Centerville the street grid has been restored in some areas, while others parts still suffer from the superblock style development indicative of public housing of the 1940's and 1950's. Centerville is home to the public housing project- Clement T. Branch Village, among other public housing developments. Branch Village opened in July of 1941 and was named after a prominent Camden physician and civil rights leader. The Branch Village development is made up of 18 two-story brick buildings. At the time of construction the housing development also included a two acre recreation complex and a community center complete with tennis courts, a ballroom, and a pool which were closed and then later demolished in 1981. Over time the public housing units and its respective amenities deteriorated. In the recent past, the Housing Authority of the City of Camden (HACC) invested in cosmetic improvements to Branch Village, but due to limited funds, a full transformation of all the units at Branch Village has not yet occurred. To date the HACC has developed approximately 720 units within Centerville and the surrounding neighborhoods.

Today the neighborhood has economic challenges, crime, health disparities, as well as a deteriorating housing stock outside of the recent public investment around Branch Village. With regards to the built environment, the existing Branch Village housing development and the surrounding area is in need of a comprehensive housing, infrastructure, and urban design revitalization effort. The HACC owns a significant portion of the land and buildings in the Centerville neighborhood. The HACC has succeeded in revitalizing a large part of their portfolio in this neighborhood through the HOPE VI redevelopment of Roosevelt Manor, which is directly to the west of Branch Village. In addition to Roosevelt Manor other city, county, housing authority and public/private partnership funded revitalization projects have been completed around the assessment area including: Chelton Terrace (2004), Branch Library at 9th Street and Ferry Avenue (2005), and Staley Park (2004) to name a few, with a total project cost for all development activity in Centerville and the surrounds to the tune of $184 Million

FOCUS AREAS

Related LEED-ND Credits

Character of the Neighborhood
Category: Smart Location & Linkages
- Bicycle Network & Storage (credit 4)

Category: Neighborhood Pattern & Design
- Walkable Streets (prerequisite & credit 1)
- Access to Civic and Public Spaces (credit 9)
- Access to Recreation Facilities (credit 10)
- Community Outreach and Involvement (credit 12)
- Tree-Lined & Shaded Streets (credit 14)

Vacant Land
Category: Neighborhood Pattern & Design
- Community Outreach and Involvement (credit 12)
- Access to Civic and Public Spaces (credit 9)
- Access to Recreation Facilities (credit 10)
- Local Food Production (credit 13)

Walking and Biking
Category: Smart Location & Linkages
- Preferred Locations (prerequisite & credit 1)
- Locations w/Reduced Auto Dependence (credit 3)
- Bicycle Network & Storage (credit 4)

Category: Neighborhood Pattern & Design
- Walkable Streets (prerequisite & credit 1)
- Mixed-Income Diverse Communities (credit 4)
- Transit Facilities (credit 7)

Amenities
Category: Neighborhood Pattern & Design
- Mixed-Use Neighborhood Centers (credit 3)
- Access to Civic & Public Space (credit 9)
- Access to Recreational Facilities (credit 10)
- Local Food Production (credit 13)
- Neighborhood Schools (credit 15)

NEIGHBORHOOD HIGHLIGHTS

TRANSIT RICH

COMMERCIAL ACTIVITY

INSTITUTIONS

PUBLIC INVESTMENT

CATALYTIC PROJECT

The Camden Housing Authority received a $300,000 Choice Neighborhoods Initiative (CNI) Planning Grant through HUD in 2012. Choice Neighborhoods supports locally driven strategies to address distressed neighborhoods. The program focuses on three core goals; 1)Replacing distressed public housing; 2) Improving the education and quality of life opportunities for residents; and 3) Creating opportunities for investment that can support amenities and assets leading to safe and stable communities. The funding is being used to create a plan for the Branch Village housing complex thus building upon the success of recent redevelopment efforts in the area.

The Housing Authority and the City, along with local public and private partners are working with the community to develop a Neighborhood Transformation Plan with the CNI funding. The Transformation Plan will use the redevelopment of the Branch Village public housing site and adjacent privately owned Section 8 properties to serve as catalysts for neighborhood rejuvenation and private investment.

The goal of the Transformation Plan is to form the basis for a sustainable, transit rich community, rebuilt with energy efficient mixed-income housing. The Plan also aims to develop a comprehensive strategy for neighborhood development that looks at crime prevention, job training and business incubation, transportation, parks and open space improvements- all of which will serve as the foundation for continued neighborhood investment. Each Plan element has a task force and will also include a supportive services strategy to address the health, education and income disparities in the area.

The Housing Authority and City are currently in the midst of the two year planning process to complete the HUD CNI Transformation Plan. The schedule for implementation spans five years from the time the Transformation Plan is completed. The Housing Authority, the City of Camden, neighborhood residents, and WRT- the architects and planning coordinators for the Housing Authority, make up the core team for the Transformation Plan. The City is also working closely with City transit agencies, Camden SMART (which stands for Storm Water Management and Resource Training), and Coopers Ferry Partnership- a private, non-profit corporation engaging in planning and implementation of high-quality urban redevelopment projects in Camden.

RECOMMENDATIONS

Based on the team's review of the relevant regulations and plans for the neighborhood, a walking tour, and input from City staff and a number of community stakeholders, the following recommendations aim to increase the overall level of sustainability in the neighborhood.

Existing conditions at Branch Village

NEIGHBORHOOD AMENITIES

Recommendation 1

RESPONSIBLE DEPARTMENT
Community & Economic Development

The LEED-ND rating system prioritizes the clustering of diverse land uses in order to create neighborhood centers that are accessible to residents on foot, by bike, and by transit. By providing a variety of proximate amenities within a neighborhood, vehicle miles traveled and automobile dependence can be reduced thus improving the environment and lessening the financial burden that comes with car ownership. In order to realize the benefits of a less car dependent life style, a neighborhood needs to have various types of amenities accessible by walking and biking. More importantly the pedestrian realm needs to be inviting in order for residents to feel comfortable to walk and bike to these various uses.

Having an active streetscape will only emerge once there is the physical and infrastructure upgrades that improve the public space in which people will be walking and biking. During our Sustainable Neighborhood Assessment, the TA team was impressed by the vibrant commercial activity on Mt. Ephraim Avenue between the Centerville neighborhood and the Whitman Park neighborhood. From an economic perspective the city is working to encourage new businesses by providing; 1) a reduction in sales tax, and 2)energy audits and equipment upgrades which can reduce operational costs for new and existing businesses. From a design perspective the commercial corridor creates a pedestrian-scale street wall that is visually interesting and enlivens the street. From a social perspective this commercial corridor was described as a "neutral" zone where residents from all neighborhoods can come to work, shop, and socialize. The importance of a vibrant commercial corridor with a variety of uses can not be overemphasized in helping to create a more walkable, congenial, and sustainable community. Through the CNI process, a comprehensive crime reduction strategy will envisioned and serve as an instrument in revitalizing the corridor. Additional investment in the Mt. Ephraim corridor and other locations in Centerville that have the potential to be positive social gathering spaces, the neighborhood could have more eyes on the street thus reducing crime, improving overall walkability, and breaking down social barriers.

The TA team suggests the following recommendations that identify which uses are missing in the corridor based on the input we received during the community outreach workshop and the uses listed in LEED-ND. The recommendations also address improvements to the physical form on both the commercial corridor and neighborhood streets in order to encourage pedestrian and bicycle activity in Centerville. Finally the Team recommends leveraging the energy and activity of existing community groups to bring additional amenities into the neighborhood by transforming underutilized and vacant lots into assets.

Existing conditions on Mt. Ephraim showing the existing variety of uses

1 NEIGHBORHOOD AMENITIES

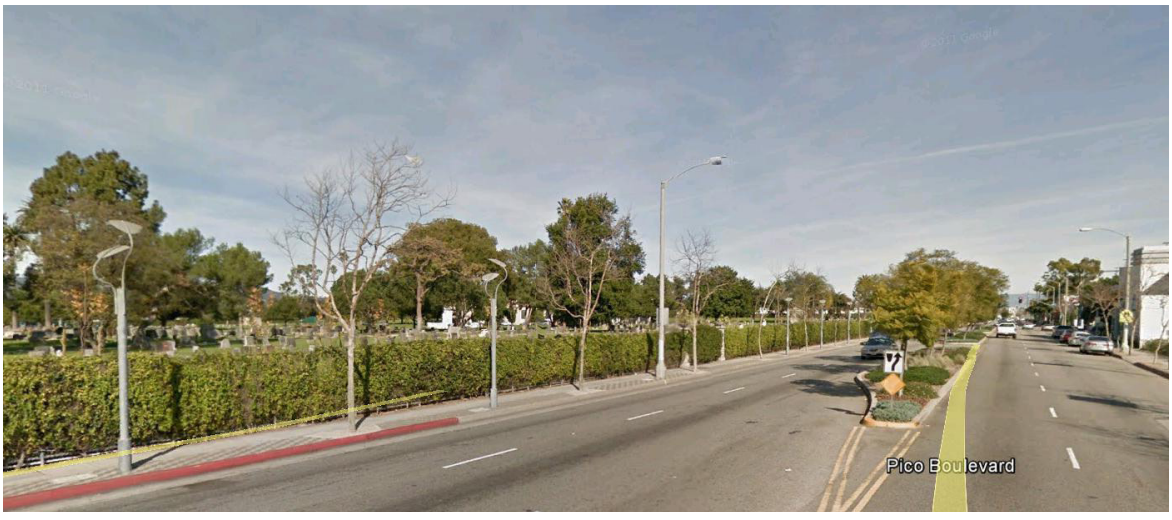
Recommendations:

1. Start a targeted business recruiting effort for vacant storefronts on the Mt. Ephraim corridor through the existing Urban Enterprize Zone incentives. Consider the viability of establishing a Business Improvement District. A BID would provide support to existing businesses and help attract new ones.

2. The following uses/business providers were identified by the community and by the LEED-ND rating system:
   - Grocer providing fresh produce
   - Gym or fitness center
   - Restaurant
   - Arcade /Pool Hall (entertainment)
   - Dry Cleaner
   - Resource/Technology Center

3. Target established community organizations to adopt-a-lot using a joint use agreement with the City on publicly owned land. With this type of grass roots participation and programming, the City may be able to use its Spot Blight Eminent Domain authority to take ownership of private parcels that are blighted and have a history of absentee/tax delinquent status in order to provide additional neighborhood amenities
   - Lots could be improved by each community organization and allowed to display their name or logo and be programmed according to their needs.
   - Identify seed money for establishing improvements. Examples of programmed amenities include community gardens, pop-up pantries with prepared foods from the garden, shared "backyard" for cook outs, take back the streets celebrations, benches and shade structures, etc.

4. Install "green screens" at the edge of the cemetery along on Mt. Ephraim (see image below) in order to create a continuous street wall from the commercial areas, to provide a comfortable street enclosure with a softer landscaped edge, and to provide privacy for those visiting the cemetery.



Green wall adjacent to cemetery providing privacy and a landscaped street wall on existing commercial corridor

WALKING AND BIKING

Recommendation 2

Neighborhood Pattern & Design (NPD) contains the largest number of points within LEED-ND. This credit category emphasizes the creation of compact, walkable, bikeable, mixed-use neighborhoods with connections to nearby assets. Increased walking and biking can in turn increase public safety by putting "eyes on the street," supporting local business, improving public health, and reducing vehicle use.

The Centerville neighborhood features several valuable community assets including the library, community center, and Elijah Perry Park. The proximity of these amenities supports walking and biking in the Centerville and Liberty Park neighborhoods. Future improvements to Branch Village will further increase the ability to walk or bike in the neighborhood. However, walking from the residential areas of Centerville to the retail corridor on Mt. Ephraim is currently challenging, largely due to safety concerns. During both daytime and nighttime hours the relatively low numbers of people on the streets and sidewalks creates an isolated experience for pedestrians. Of even greater concern is the limited and uneven lighting on streets leading from Centerville to Mt. Ephraim Avenue.

The following recommendations are derived from the standards required for achieving the NPD Walkable Streets prerequisite and credits, as well as the SLL credit focused on bicycle network and storage standards.

Existing conditions show a lack of bicycle infrastructure, pedestrian scale lighting, trees within the planting strip, and transit shelters

RESPONSIBLE DEPARTMENT

Community & Economic Development Department and Engineering,

2 WALKING AND BIKING

Recommendations:

1. Increase the amount and consistency of lighting along residential streets in the neighborhood, particularly on streets that lead to the Mt. Ephraim Avenue retail corridor. Ensure that pathways, stairs, entrances/exits, parking areas, ATMs, mailboxes, bus stops, children's play areas, recreation areas, laundry rooms, storage areas, and dumpster and recycling areas are well lit without creating blind spots or glare.

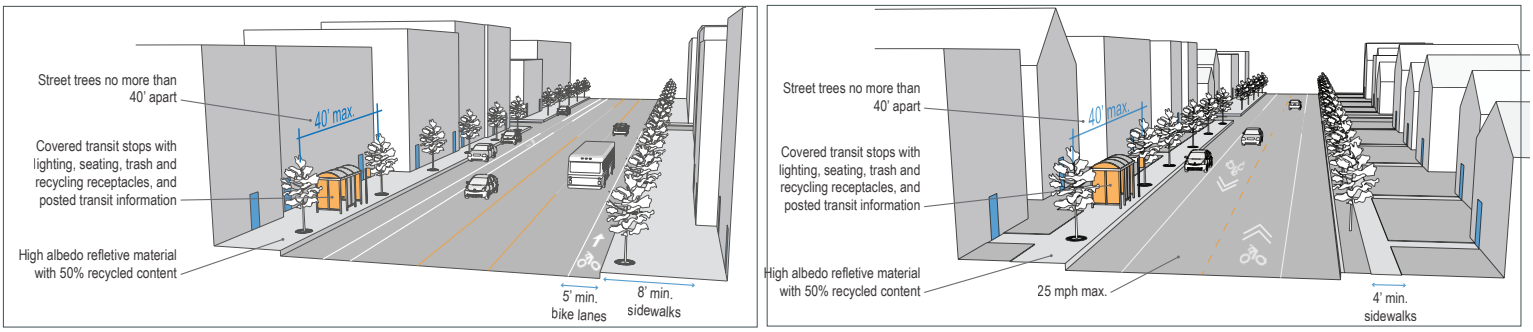
2. Provide secure bike racks on Mt. Ephraim Avenue so that biking to the retail corridor is a viable option for residents of the neighborhood. Consider adding sharrows to streets that connect to the Downtown area and to Mt. Ephraim Avenue, and to the Ferry Avenue PATCO station.

3. Coordinate with the transit shelter provider and the Housing Authority to increase number of bus shelters in the neighborhood, exploring a design that provides cover and lighting without walls to ensure safety and easy maintenance.

4. Plant additional street trees at intervals averaging approximately 40 feet, where possible, to improve the quality of the pedestrian environment. Research indicates that contrary to traditional views within the law enforcement community residential streets and spaces with more trees are seen as significantly more attractive and safer, and are more likely to be used than similar spaces without trees. Work with law enforcement officials to address concerns that street trees will impact effectiveness of "eye-in-the-sky" tracking abilities.

5. Design the replacement dwellings in Branch Village to allow for the informal watching and awareness of surrounding streets and other public spaces. This can be accomplished by providing kitchen windows that face onto public spaces, porches, or other semi-private spaces along building frontages, or locating commonly used areas such as laundry rooms in central locations.

6. When redesigning Branch Village, ensure that the surrounding street grid is reconnected by extending Budd Street and Central Avenue. This will improve circulation networks for all users, particularly pedestrians.



Ideal street configuration based on LEED-ND standards for residential and non residential streets

Recommendation 3

GREEN BUILDING AND INFRASTRUCTURE

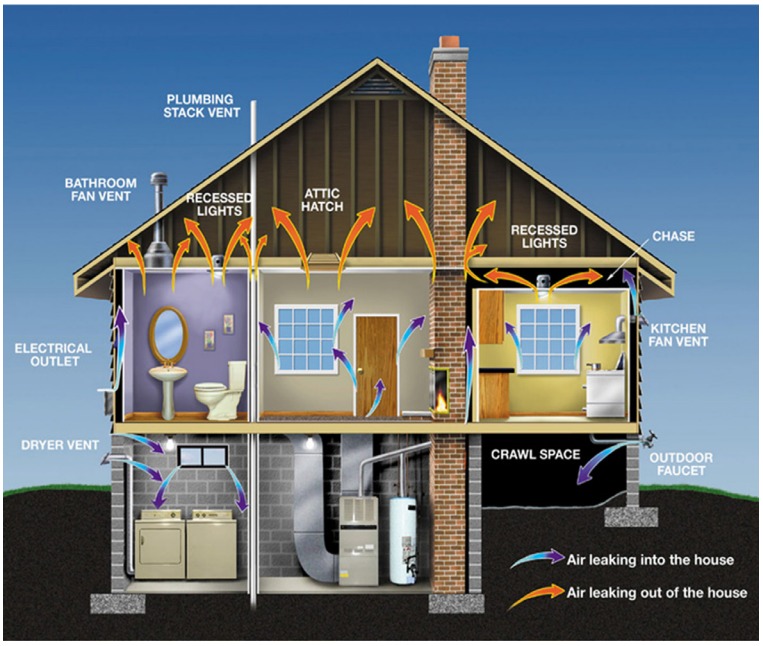
Buildings and infrastructure in urbanized areas account for over 40% of energy consumption and represent significant investments in materials and their associated embodied energy. Urban development also changes hydrological patterns and causes higher ambient temperatures through the urban heat island effect. LEED-ND addresses these issues primarily in the Green Infrastructure and Building category, through credits related to green building, energy and water efficiency, landscape water use reduction, stormwater management, heat island reduction, infrastructure energy and materials efficiency, and solid waste and recycling.

As the State of New Jersey has adopted IECC 2009 as part of the building code, any new construction in the Centerville neighborhood will incorporate a baseline of energy performance measures. New buildings should be encouraged to pursue Energy Star and LEED certification. Environmental performance measures should also address existing buildings through weatherization, upgrades to heating and cooling systems, and plumbing fixture replacement.

Green infrastructure recommendations include coordination with the Public Works Department regarding repaving or sidewalk repair projects, and establishing efficiency and green standards for the repair and replacement of public infrastructure such as sidewalks, streets, streetlights, and traffic signals.

Stormwater management is a significant concern in the City of Camden, although the Centerville neighborhood experiences less frequent flooding due to storm sewer surcharge as compared to other Camden neighborhoods, new development has the potential to improve conditions city-wide. Strategies for stormwater retention on both private and public property, including swales, rain gardens, green roofs, and permeable paving, should be evaluated and implemented as appropriate. The reduction of overall water use, both indoor and out, will also serve to mitigate CSO events.

Combined, these building and infrastructure measures can reduce energy and water use and lower the costs of stormwater management for residents, businesses, and the city.



Elements to examine when undergoing weatherization

RESPONSIBLE DEPARTMENT

Code Enforcement, Construction and Building Bureau

3 GREEN BUILDING AND INFRASTRUCTURE

Recommendations:

1. Encourage use of the Camden Power Program for the retrofit of existing residential properties in the Centerville, Liberty Park, and Whitman Park neighborhoods. While it is often challenging to upgrade an existing home to Energy Star standards, upgrades can be made that lead to a significant reduction in energy use and costs.

2. Establish local building code standards for efficient indoor water use. This would include high-efficiency toilets (1.28 gallons/flush), faucets (1.0 gallons/minute), showerheads (1.75 gallons/minute), and urinals (.125 gallons per flush). In heavy rain periods the reduced water flow from indoor fixtures to the sewer system can to reduce the magnitude of sewer surcharge and neighborhood flooding.

3. Incorporate stormwater retention in the design for Branch Village and explore the use of vacant lots in Centerville and Liberty Park as receptors for stormwater. This would require directing storm drainage pipes to the vacant lots and re-grading the lots so that water could be collected. In non-rainy periods the lots could continue to be used as passive open space in the neighborhood.

4. Explore options for using streets and other public rights of way for on-site stormwater retention. In neighborhoods such as Whitman Park that are largely developed and where there is limited open space, the public right-of-way is a potential location for water capture through the use of permeable concrete in parking lanes and alleys or by directing water to landscaped swales at the edge of the sidewalk.

5. Establish a citywide standard for street lighting efficiency that applies when new street infrastructure is installed.

BRANCH VILLAGE LEED-ND CERTIFICATION

Recommendation

4

RESPONSIBLE DEPARTMENT

Housing Authority, WRT, and Development Team

In order for a development project to achieve LEED-ND certification, the project team will have to complete three basic steps:

1. Register the project via LEED Online (https://www.leedonline.com/irj/portal/anonymous), where a project team will record and track their progress.
2. Gather data which documents how the existing, planned, and future performance metrics of the project satisfy the prerequisites and credits the project is pursuing.
3. Complete the preliminary and final review submissions of this documentation to the green Building Certification Institute (GBCI) through LEED Online.

This process lends itself to an integrated design and development process that can generate standards for future HACC redevelopment projects and other developments throughout the city, whether or not they are pursuing formal certification.

LEED-ND certification is available in three stages depending on the development time-line and the progress made at the time it is submitted for review. Based on our assessment of the Branch Village redevelopment, the Global Green team recommends pursuing certification under either Stage 1, using the transformation plan as the main pre-entitled reference document, or under Stage 2 using development plans for Branch Village that will go before the Planning Board. A stage 1 certification is for pre-entitled plans, but does require building heights, massing, entry locations, and other such detailed urban design. A stage 2 certification is only available to projects that have been fully entitled by the relevant public authority that has jurisdiction over the project.

Once the aforementioned process is successfully complete, the project will be awarded a letter of certification for stage 1, or a certificate of compliance for stage 2 from the GBCI. Both the letter and certificate will help the project achieve two points within the Choice Neighborhood Initiative- competitive implementation grant application based on HUD's 2013 NOFA.

While the LEED-ND documentation process can take anywhere from 300 to 600 hours of work, procuring a qualified consultant and the certification review process can also take upwards of three to four months. The project team should expect that the whole process can take between six and nine months from registration to achieving certification. This time line should be taken into consideration when deciding which stage of certification to pursue.

The following recommendations assume that the Branch Village redevelopment project will pursue certification based on the team's discussion during our site visit. The project boundary for the certification should include Branch Village, J. Allen Nimmo Court, and any other contiguous sites that are slated for redevelopment under this project. The project boundary must be drawn along parcel lines and once it is registered it can not be changed.

BRANCH VILLAGE LEED-ND CERTIFICATION

4 Recommendations:

1. Register Branch Village for stage 1 or 2 LEED-ND certification. Contact USGBC (Casey Studhalter -cstudhalter@usgbc.org) to obtain a fee waiver for the $1,500 registration fees available to HUD CNI recipients.

2. Explicitly articulate LEED-ND principles and specific metrics in the Housing Element of the Transformation Plan and/or the Development Plans. Ensure that HACC, their consultant,WRT, and the development team implement the following LEED-ND prerequisites in all plans in order to maintain LEED-ND certification eligibility:

3. Raise or earmark funds for the certification fees ($18,000) and for the consultant fees for documentation.
   - Contact USGBC to identify the time line for the next Affordable Green Neighborhoods (AGN) Grant cycle to potentially cover some fees associated with certification.

4. Retain a LEED accredited professional/ consultant team with LEED-ND experience to do the documentation, submittal, and review.

5. Note the necessary Building Information outlined on page 12

Smart Location and Linkage

- All prerequisites in this credit category are satisfied through the existing conditions

Neighborhood Pattern & Design

- 90% of new frontages must face public space or streets (not a parking lot) (NPDp1)
- Minimum of 15% of building frontage must have a building height-to-street width ratio of 1:3 (NPDp1)
- Continuous sidewalks on a minimum of 90% of streets within the project boundary (NPDp1)
- No more then 20% of street frontage can be dedicated to garages/service bays (NPDp1)
- Minimum of 7 dwelling units per acre on buildable land (gross area less, public ROW) (NPDp1)

Green Infrastructure & Building

- One LEED Certified Green Building (which one)
- One LEED Certified Green Building (GIBp1)
- Energy-efficient design in new buildings (GIBp2)
- Water-efficient fittings and fixtures in new buildings (GIBp3)
- Construction activity pollution prevention plan (GIBp4)

BRANCH VILLAGE LEED-ND CERTIFICATION

4 Recommendations:

Building Information is a key component of the rating system's Project Information category. The data points below are used to populate the other main section of the ratings system. Creating a LEED-ND compatible development table for Branch Village will streamline the certification process.

Table PIf1-9. Building Types (Optional)

Type		Buildings	
		New	Undergoing Major Renovations
Single-Family Residential	Single		
	Duplex		
	Triplex		
Multiunit Residential	3 stories or less		
	4 stories or more		
Subtotal		0	0
Total new residential buildings and building undergoing major renovations			0
New and major renovation nonresidential buildings			
renovation mixed-use buildings			

BUILDING INFORMATION

Table PIf1-3. Existing Buildings To Be Demolished (Optional)

Description / ID of Existing Buildings to be Demolished	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]
Residential			
Nonresidential			
Mixed-Use			

Table PIf1-10. New Multiunit Dwelling Units (Optional)

Bedroom Types	Dwelling Units
Studio units	
One bedroom units	
Two bedroom units	
Three bedrooms or more units	
Total multiunit residential dwelling units	0

Table PIf1-5. Existing Buildings Remaining Unchanged or Undergoing Minor Renovations (Optional)

Description/ID of Existing Buildings Remaining Unchanged or Undergoing Minor Renovations	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]
Residential			
Nonresidential			
Mixed-Use			

Table PIf1-4. Existing Buildings Undergoing Major Renovations (Optional)

Description / ID of Existing of Buildings Undergoing Major Renovations	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]
Residential			
Nonresidential			
Mixed-Use			

Table PIf1-6. New Buildings To Be Constructed (Optional)

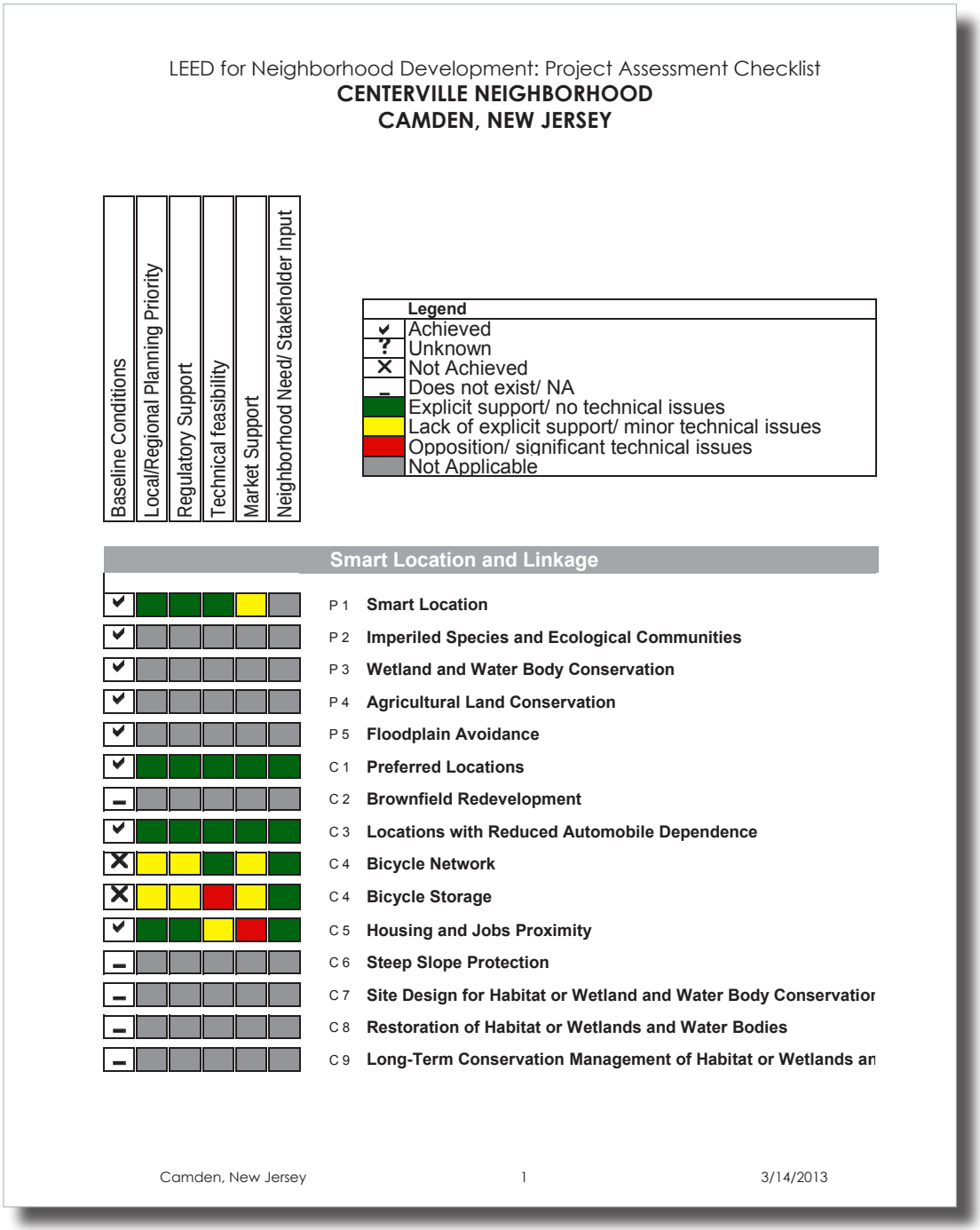
Description / ID of New Buildings to be Constructed	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]	Nonresidential Building Type	Full-Time Equivalent Employees
Residential					
Nonresidential					
Mixed-Use					

LEED-ND Project Information (PI) forms available on LEED Online (post registration)

SUSTAINABILITY ASSESSMENT

LEED-ND Checklist

The Sustainable Neighborhood Assessment tool includes an annotated LEED-ND checklist created by Global Green. It is a key component of the process used to document and compare the assessment area against the LEED-ND prerequisites and credits. Each credit within the three credit categories (Smart Location & Linkage, Neighborhood Pattern & Design, and Green Infrastructure & Building) is marked as "achieved," "not achieved," "unknown," or "not applicable" under baseline conditions. Additional analysis has been done based on local planning policy, regulatory support, technical feasibility, market support and stakeholder input. The preliminary checklist analysis was edited and augmented during our site visit, stakeholder meetings, and after the community workshop. This information was then translated into an overall assessment of sustainable neighborhood performance.



LEED for Neighborhood Development: Project Assessment Checklist

CENTERVILLE NEIGHBORHOOD
CAMDEN, NEW JERSEY

Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder Input

Legend	
✔	Achieved
?	Unknown
✕	Not Achieved
–	Does not exist/ NA
	Explicit support/ no technical issues
	Lack of explicit support/ minor technical issues
	Opposition/ significant technical issues
	Not Applicable

Smart Location and Linkage

✔	P 1	**Smart Location**
✔	P 2	**Imperiled Species and Ecological Communities**
✔	P 3	**Wetland and Water Body Conservation**
✔	P 4	**Agricultural Land Conservation**
✔	P 5	**Floodplain Avoidance**
✔	C 1	**Preferred Locations**
–	C 2	**Brownfield Redevelopment**
✔	C 3	**Locations with Reduced Automobile Dependence**
✕	C 4	**Bicycle Network**
✕	C 4	**Bicycle Storage**
✔	C 5	**Housing and Jobs Proximity**
–	C 6	**Steep Slope Protection**
–	C 7	**Site Design for Habitat or Wetland and Water Body Conservatior**
–	C 8	**Restoration of Habitat or Wetlands and Water Bodies**
–	C 9	**Long-Term Conservation Management of Habitat or Wetlands an**

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SUSTAINABILITY ASSESSMENT

LEED-ND Checklist

LEED for Neighborhood Development: Project Assessment Checklist

CENTERVILLE NEIGHBORHOOD
CAMDEN, NEW JERSEY

Legend
✔ Achieved
? Unknown
✘ Not Achieved
– Does not exist/ NA
Explicit support/ no technical issues
Lack of explicit support/ minor technical issues
Opposition/ significant technical issues
Not Applicable

Neighborhood Pattern and Design

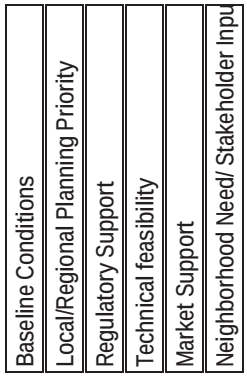
	Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder Input		
✔							P 1	**Walkable Streets- Principal Entries**
✔							P 1	**Walkable Streets- Building Height to Street Width Ratio**
✔							P 1	**Walkable Streets-Continuous Sidewalks**
✔							P 1	**Walkable Streets-Garage and Service Bays**
✔							P 2	**Compact Development**
✔							P 3	**Connected and Open Community**
✔							C 1a	**Walkable Streets : Facades and Entries**
✔							C 1b	**Walkable Streets: Ground-Level Use and Parking**
✔							C 1c	**Walkable Streets: Design Speed for Safe Ped and Bike Travel**
✔							C 1d	**Walkable Streets: Sidewalk Intrusions**
✔							C 2	**Compact Development**
?							C 3	**Mixed-Use Neighborhood Centers**
✔							C 4	**Mixed-Income**
✘							C 4	**Diverse Communities**
✔							C 5	**Reduced Parking Footprint**
✘							C 6	**Street Network**
✘							C 7	**Transit Facilities**
–							C 8	**Transportation Demand Management**
✔							C 9	**Access to Civic and Public Spaces**
✔							C 10	**Access to Recreation Facilities**
✔							C 11	**Visitability and Universal Design**
✔							C 12	**Community Outreach and Involvement**
✘							C 13	**Local Food Production**
✘							C 14	**Tree-Lined and Shaded Streets**
✔							C 15	**Neighborhood Schools**

SUSTAINABILITY ASSESSMENT

LEED-ND Checklist

LEED for Neighborhood Development: Project Assessment Checklist

CENTERVILLE NEIGHBORHOOD
CAMDEN, NEW JERSEY



	Legend
✔	Achieved
?	Unknown
X	Not Achieved
–	Does not exist/ NA
	Explicit support/ no technical issues
	Lack of explicit support/ minor technical issues
	Opposition/ significant technical issues
	Not Applicable

Green Infrastructure and Buildings

P 1	**Certified Green Building**
P 2	**Minimum Building Energy Efficiency**
P 3	**Minimum Building Water Efficiency**
P 4	**Construction Activity Pollution Prevention**
C 1	**Certified Green Buildings**
C 2	**Building Energy Efficiency**
C 3	**Building Water Efficiency**
C 4	**Water-Efficient Landscaping**
C 5	**Existing Building Use**
C 6	**Historic Resource Preservation and Adaptive Reuse**
C 7	**Minimized Site Disturbance in Design and Construction**
C 8	**Stormwater Management**
C 9	**Heat Island Reduction**
C 10	**Solar Orientation**
C 11	**On-Site Renewable Energy Sources**
C 12	**District Heating and Cooling**
C 13	**Infrastructure Energy Efficiency**
C 14	**Wastewater Management**
C 15	**Recycled Content in Infrastructure**
C 16	**Solid Waste Management Infrastructure**
C 17	**Light Pollution Reduction**

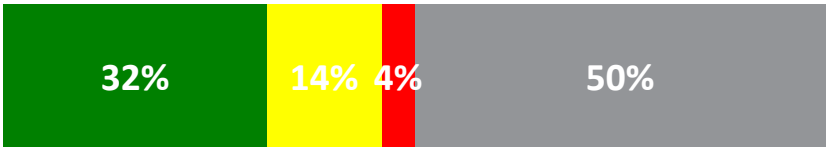
SUSTAINABILITY ASSESSMENT

LEED-ND SCORE

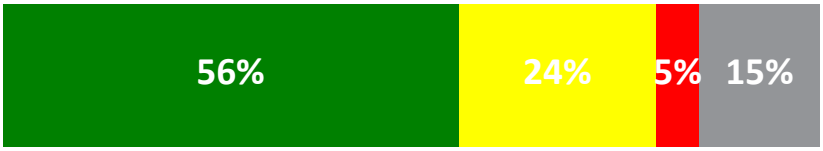
Based on in-field assessment, planning document review, various stakeholder meetings, and the community workshop, the Global Green team estimated which LEED-ND credits were "Likely," "Possible with Effort," "Unlikely" to be achieved, or "Not Applicable," considering existing conditions, technical feasibility, policy readiness, financial burden, and applicability to neighborhood conditions. The bar graph summary identified the overall level of sustainable neighborhood performance for the Centerville neighborhood. Traditionally, LEED-ND standards are best suited for new neighborhoods where the layout and design can be influenced, however existing neighborhoods that are well-sited and dedicated to social, physical, and environmental sustainabilty still have the ability to be a "green neighborhood." To that end, in all three of the LEED-ND credit categories, a certain percentage of credits fall into the "Likely" category, which affirms the team's perception that the area has existing attributes of sustainability. Of the remaining credits, many fall in the "Possible with Effort" category, which shows the large potential for improving the neighborhood's level of sustainability specifically by pursuing the high-priority recommendations described in this report. The credit that are "Unlikely" to be met have some to do

The summary table below shows the numeric values extrapolated from the percentage of credits identified as "Likely" above. While these values do not correlate exactly to specific LEED-ND points, they provide an estimate of the neighborhood's potential level of future achievement. It should be noted that this is a rough measure of performance, and not an exact representation of the project's level of possible certification. It should also be noted that all the prerequisites would need to be achieved if certification was to be pursued.

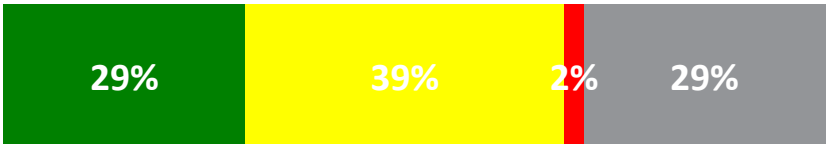
Smart Location and Linkages



Neighborhood Pattern and Design



Green Infrastructure and Building



Legend

- "Likely"
- "Possible with Effort"
- "Unlikely"
- "Not Applicable"

Point Requirements for LEED-ND Certification

Certified:	40-49
Silver:	50-59
Gold:	60-79
Platinum:	80+

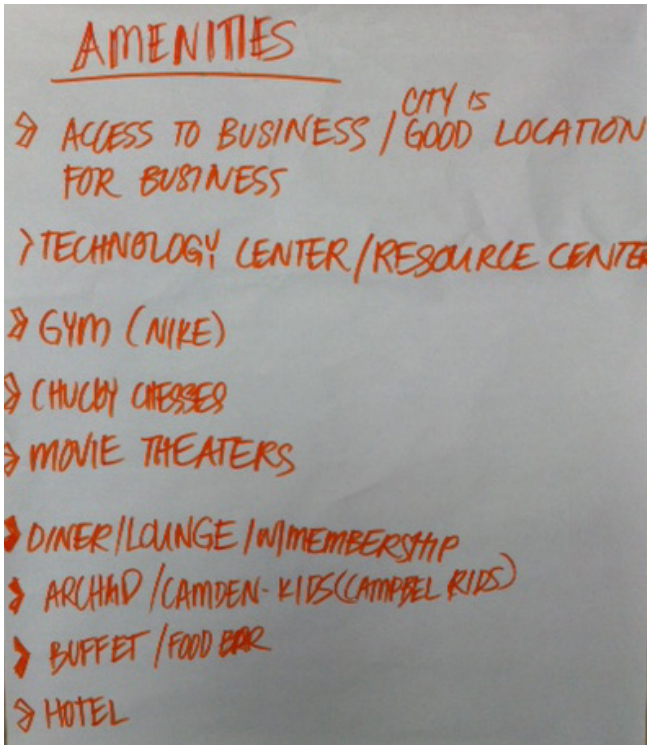
Centerville- Camden, NJ

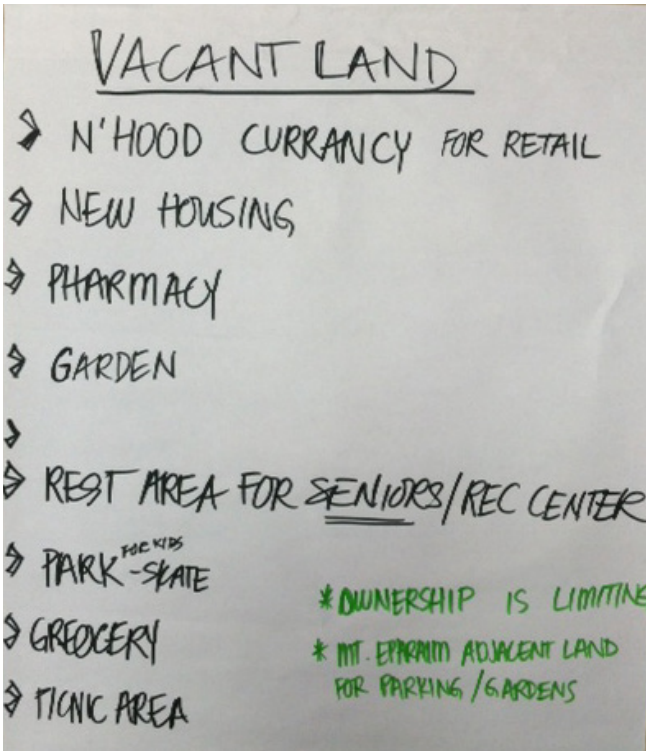
LEED for Neighborhood Development

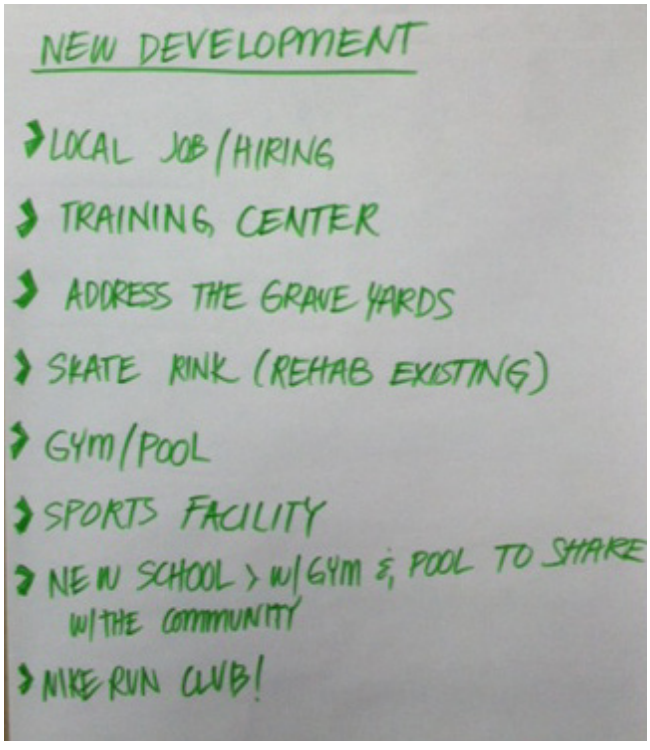
	Total	Achievable	Possible
Smart Location & Linkage	27	9	4
Neighborhood Pattern & Design	44	25	11
Green Building & Infrastructure	29	9	11
	100	42	26

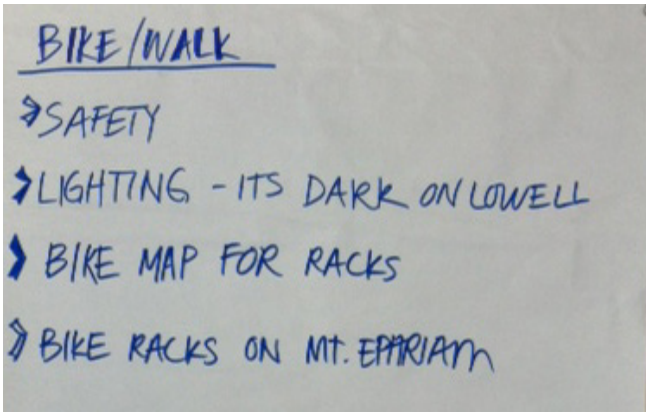
WORKSHOP NOTES

The Community Workshop was held on March 14, 2013 at the Branch Village Community Center from 6:30 - 8:30pm. The goals of the workshop were to engage residents around LEED-ND related credits and gather input on their needs as they relate to the physical condition of their neighborhood.









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